



**Order under Section 78(11)  
Residential Tenancies Act, 2006**

**File Number:** LTB-L-026272-26-SA

**In the matter of:** 404, 31 PENETANG ST  
BARRIE ON L4M6E8

**Between:** Barrie Municipal Non-Profit Housing Corporation Landlord

**And**

Ishtiaq Ahmad Tenant

Barrie Municipal Non-Profit Housing Corporation (the 'Landlord') applied for an order to terminate the tenancy and evict Ishtiaq Ahmad (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the order issued by the LTB on November 26, 2025 with respect to application LTB-L-075906-25.

The Landlord's application was resolved by order LTB-L-026272-26, issued on March 30, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-026272-26.

This motion was heard by videoconference on May 11, 2026.

The Landlord's agent Ashley Sutherland and the Tenant attended the hearing. The Tenant declined the assistance of Tenant Duty Counsel.

**At the hearing, the parties consented to the following order. I was satisfied that the parties understood the consequences of their joint submissions.**

**It is ordered that:**

1. The motion to set aside Order LTB-L-026272-26, issued on March 30, 2026, is granted.
2. Order LTB-L-026272-26, issued on March 30, 2026, is set aside and cannot be enforced.
3. The previous order issued on November 26, 2025 with respect to LTB-L-075906-25 is cancelled and replaced with the following order on consent:
4. The Tenant shall pay to the Landlord \$6,961.00 for arrears of rent and the application filing fee.

5. The Tenant shall pay to the Landlord the amount set out in paragraph 4 in accordance with the following schedule:
  - \$4,025.50 on or before May 29, 2026.
  - \$2,935.50 on or before June 29, 2026.
6. Only for the period from June 1, 2026 to June 30, 2026, the Tenant shall pay to the Landlord the rent due June 1, 2026 in the amount of \$1,090.00 on or before June 29, 2026.
7. If the Tenant fails to make any one of the payments in accordance with this order, the outstanding balance of any arrears of rent and costs to be paid by the Tenant to the Landlord pursuant to paragraph 4 of this order shall become immediately due and owing and the Landlord may, without notice to the Tenant, apply to the LTB within 30 days of the Tenant's breach pursuant to section 78 of the Act for an order terminating the tenancy and evicting the Tenant and requiring that the Tenant pay any new arrears, NSF fees and related charges that became owing after May 31, 2026.

**May 20, 2026**  
**Date Issued**

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Julie Broderick  
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor  
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.